



**Z-09-03-005**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: March 9, 2009**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Marc Isaacson for Koury Corporation et al
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>RS-12</b> (Residential-Single Family) to <b>CD-LO</b> (Conditional District-Limited Office)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses: Limited to all office uses permitted in the LO zoning district</li><li>2. Building height at the highest point will not exceed 34 feet</li><li>3. Major roof elements will be sloped. Major roofing materials will consist of either shingles or standing seam metal</li><li>4. Building materials shall be not less than 75% brick with stone or stucco accents</li><li>5. The rear and side elevations will consist of similar materials and fenestration patterns as the principal building façade facing the street</li></ol>
<b>LOCATION</b>	2105 and 2107 Braxton Lane (South of Braxton Lane and east of Martinsville Road)
<b>PARCEL ID NUMBER (S)</b>	00-00-0-2730-00-0200-028 and 00-00-0-2730-00-0200-027
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>85</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	2.30 acres
<b>TOPOGRAPHY</b>	Generally flat
<b>VEGETATION</b>	Heavily wooded on the western lot and residential landscaping on the eastern lot

**SITE DATA**

<b>Existing Use</b>	Single-Family dwelling unit and an undeveloped parcel
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	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	RS-12 (residential-Single Family)	Edward Jones Investments office
E	RS-12 (residential-Single Family)	Single-family dwelling
W	CD-GB (Conditional District-General Business)	Winstead Commons commercial complex
S	RS-12 (residential-Single Family)	Single-family dwelling

**Zoning History**

<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
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This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned RES-120 S

**ZONING DISTRICT STANDARDS****District Summary \***

Zoning District Designation:	Existing ( <b>RS-12</b> )	Requested ( <b>CD-LO</b> )
Max. Density:	3 dwelling units/acre	N/A
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	N/A, site drains to north to Lake Jeanette and south to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	N/A

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

Location	Required Planting Yard Type and Rate
North	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
South	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
East	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
West	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'

**Tree Preservation Requirements**

Acreage	Requirements
2.3 Ac.	All trees 4" or greater DBH which are located within the required planting yards

**Transportation**

Street Classification	Braxton Lane – Local Street, Lawndale Drive – Major Thoroughfare.
Site Access	All access must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Lawndale Drive ADT = 23,419.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development.
Transit in Vicinity	Yes, route 8, Battleground Avenue via the connector service.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS****Land Use Compatibility**

The proposed **CD-LO** (Conditional District-Limited Office) zoning would allow land uses that are compatible with the general character of the area.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map designates this location as **Mixed Use Commercial and Low Density Residential**. The requested **CD-LO** (Conditional District-Limited Office) zoning district is consistent with these GFLUM designations.

### **Connections 2025 Written Policies**

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

### **Connections 2025 Map Policies**

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged

## **CONFORMITY WITH OTHER PLANS**

**City Plans - N/A**

**Other Plans - N/A**

## **Staff/Agency Comments**

### **Planning**

This area of the city is generally developed with varying densities and intensities of commercial, office and residential uses. The applicant intends to redevelop this site as an office complex and has offered enough conditions to ensure that the development will blend in harmoniously with the adjacent residential neighborhood and commercial complex. This request is not contradictory to the general character and trend of the immediate neighborhood and, if approved, will complement the mix of uses found in the vicinity.

This proposed project will enhance the livability of this neighborhood by locating neighborhood-serving professional offices in close proximity to the residential neighborhood. This site is also close to major road networks such as Pisgah Church Road, Lawndale Drive and Martinsville Road making it very accessible without negatively impacting other nearby uses as far as traffic generation is concerned. With the added conditions, this rezoning request will help promote a diverse mix of uses in the general area. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while, at the same time, promoting sound investment in Greensboro's urban areas.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is generally compatible with the existing development and trend in the surrounding area.

### **Water Resources**

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

**Housing and Community Development**

This proposed rezoning and development would extend the non-residential transformation of the Martinsville Road / Pisgah Church Road / Lawndale Drive convergence, which began with a CD-GB rezoning of the adjacent site to the west, in August of 2006. Long term quality of life for existing adjacent single family residential uses to the south and east would be greatly enhanced by inclusion of adequate vegetated and/or constructed buffering to shield those uses from the commercial uses proposed on this site. Long term usability of this proposed development would be greatly enhanced by creation of mutual vehicular cross-access with the adjacent site to the west, and by installation of secure accessible bicycle parking facilities. Applicant is strongly encouraged to discuss this proposal with representatives of the surrounding Lawndale Homes neighborhood.

**STAFF RECOMMENDATION****PLANNING**

Staff recommends **approval** of the requested **CD-LO** (Conditional District-Limited Office) zoning district.